



CITY OF BRAZIL

Office of Planning and Zoning/Code Enforcement

*A. Ann Bradshaw, Mayor
Stacy Gibbens, Plan Administrator*

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City of Brazil Advisory Plan Commission Regular Meeting October 19, 2010 at 6:00 p.m.

Meeting called to order by Pat Heffner at 6:35 p.m.

Roll Call: Pat Heffner, present
Bill Lovett, present Lowery Davis, not present
Nancy White, present
Matt Pllum, present
Bill Hammer, present
Veda Bussing, present
Eric Wyndham, present
Stacy Gibbens, present

Old Business:

Brad Beaubien from Ball State reviewed the comprehensive plan with the commission. He answer some questions on special uses for churches, adult entertainment (cannot have zoning designated specifically for these uses). City could restrict some business use (like tattoo parlors) by enacting and enforcing business permits. This would be a city council duty, not the plan commission.

The Commission asked about the "no manufactured (trailer) housing" ordinance we have now. Mr. Beaubien explained that anyone who is not putting a trailer in a designated mobile home park would have to request a variance, just like they do now.

The commission mentioned group homes and Mr. Beaubien advised that group homes cannot be excluded by law.

Some discussion regarding "trashy" houses was had. Mr. Beaubien advised that ugly is not the same as unsafe but there is a building code included an enforcement component that could be used if the building is found unsafe.

Eric Wyndham moved to get comments to Ms. Gibbens within 30 days. Veda Bussing seconded. Commission approved timeline. Once comments have been forwarded to Mrs. Gibbens, she will forward those comments to Mr. Beaubien. Brian Pohlar and Mrs. Gibbens will meet with Mr. Beaubien sometime in November to go over the technical changes Mr. Pohlar has identified. Meeting adjourned.